

ATTACHMENT 3



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PROPOSAL

Hoop Structures Ordinance Amendment EIR

Prepared for:

County of Santa Barbara
Long Range Planning Department
123 E. Anapamu Street
Santa Barbara, CA 93101

Prepared by:

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
Revised September 5, 2017



An Employee-Owned Company

September 5, 2017

Mr. Daniel Klemann
Deputy Director
County of Santa Barbara
Planning and Development Department
Long Range Planning Division
123 E. Anapamu Street
Santa Barbara, CA 93101

Reference: **Revised Proposal for the Hoop Structures Ordinance Amendment Environmental Impact Report** (RECON Number P8855)

Dear Ms. Harris:

RECON Environmental, Inc. is pleased to submit the enclosed revised proposal for the preparation of the Environmental Impact Report (EIR) for the Hoop Structures Ordinance Amendment. We understand that the County has designated it as a high-priority project, and RECON is prepared to work with County staff to expeditiously prepare a legally defensible EIR.

RECON has assembled a team that has successfully prepared environmental review documents in the San Diego and Central Coast regions. As the Project Manager, Ms. Jennifer Campos will be the main point of contact responsible for preparing the EIR. Ms. Campos is a qualified Project Manager, having an advanced degree in International Agricultural Development from the University of California, Davis, and 16 years of experience as an environmental planner. Since joining RECON, she has been a valuable team member working on projects including the County of San Diego's Tiered Winery Ordinance Amendment Program EIR as well as the Draft EIR for the Goleta Community Plan Update for the Eastern Goleta Valley.

As Principal, I will work closely with Ms. Campos to ensure that the necessary resources are available and the project remains on schedule and budget. I am authorized to commit RECON to provide the services detailed in this contract and cost proposal, which will remain effective for 60 days from the proposal due date.

The RECON team looks forward to an opportunity to work with County staff on this important project.

Sincerely,

Stephanie Whitmore
Principal

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ATTACHMENTS

A: Resumes

Cost Provided in a Separate Sealed Envelope

1.0 Introduction

RECON Environmental, Inc. (RECON), a full-service planning and environmental consulting firm with 45 years of experience, is uniquely qualified to support the County during the environmental process for the Hoop Structures Ordinance Amendment Environmental Impact Report (EIR) project. RECON has assembled a team with the skills and experience to complete this effort within the desired schedule. Each team member has direct and relevant experience providing California Environmental Quality Act (CEQA) documentation assistance to jurisdictions for high-profile and controversial planning level documents. In completing the County's Eastern Goleta Valley Community Plan Update EIR, provided us with an understanding of the needs and concerns of the County staff, decision makers, and stakeholders. It also provided RECON project managers and analysts an opportunity to demonstrate their dedication. RECON offers an unmatched combination of qualifications for this project and has prepared a focused approach to move this project through the environmental compliance process.

As Project Manager, Ms. Jennifer Campos will serve as the point of contact to the County for this contract. Ms. Campos brings a unique combination of public and private sector land use and agricultural planning, and environmental experience. Ms. Campos received a Master of Science degree from the University of California at Davis in International Agricultural Development. Prior to joining RECON, Ms. Campos worked at the County of San Diego authoring the County Guidelines for Determining Significance for Agricultural Resources, which provide thresholds and guidance for determining the significance of agricultural resource impacts under CEQA.

2.0 Qualifications

2.1 Firm Capabilities

RECON is committed to preparing a timely and legally defensible EIR for the Hoop Structures Ordinance Amendment project. We are an employee-owned environmental consulting firm and have provided quality environmental consulting services since 1972. We have a total workforce of 120 employees, with 108 in our San Diego office.

Corporate Address	RECON Environmental, Inc., a California corporation 1927 Fifth Avenue, San Diego, CA 92101 Tel (619) 308-9333; Fax (619) 308-9334
Local Address	RECON – Central Coast Office 5951 Encina Road, Suite 104, Goleta, CA 93117 Tel (805) 928-7907 x187
Contact Person	Ms. Jennifer Campos, Project Manager (619) 308-9333 ext. 123 email:jcampos@reconenvironmental.com
Corporate Status	RECON is an employee-owned corporation, incorporated under the laws of the State of California in 1977. RECON is not owned or controlled by a parent company.
Tax ID	953121299

RECON provides specific expertise related to the CEQA and National Environmental Policy Act (NEPA) processes as well as technical issues. We have successfully partnered with public agencies to prepare environmental documents in compliance with CEQA/NEPA and other local, state, and federal regulations, evaluating planning strategies and identifying feasible mitigation. The RECON team will provide the County with a full range of expertise to provide a thorough analysis of environmental issues related to the project. RECON provides expertise in the following fields:

- ♦ CEQA/NEPA documentation
- ♦ planning and land use
- ♦ acoustics
- ♦ air quality/greenhouse gas emissions
- ♦ archaeology and prehistoric resources
- ♦ historic resources
- ♦ biological resources
- ♦ agricultural resources
- ♦ aesthetics/visual quality
- ♦ habitat restoration
- ♦ public services/utilities
- ♦ endangered species studies
- ♦ resource agency permitting
- ♦ mitigation and monitoring programs

2.2 Firm History

RECON has provided environmental consulting services throughout California and the Southwest for 45 years and possesses proven experience preparing environmental documents for cities and public agencies on a range of planning and development projects. In 2010, with central California projects in process, RECON opened a branch office in Santa Maria to supplement our existing offices in San Diego and Tucson. In 2014, RECON opened its Central Coast office in Goleta to enhance RECON's services for our central coast clients.

2.3 Relevant Experience

RECON has a solid portfolio of experience with analysis involving agricultural resources, including the Draft EIR for the County of San Diego's Tiered Winery Ordinance Amendment. The EIR was awarded the Outstanding Environmental Analyses Document of the Year for the by the San Diego Chapter of the Association of Environmental Professionals (AEP) in September 2011. The jurors noted the document withstood legal challenge and indicated the report "handled a unique and controversial topic by preparing an inclusive and well researched EIR document."

Tiered Winery Zoning Ordinance Amendment Program EIR

Client: County of San Diego

The proposed project involved an amendment to the County of San Diego Zoning Ordinance to define a new land use category, "Packing and Processing: Small Winery" Use Type (Small Winery), and the amendment to the definition of two existing categories, "Packing and Processing: Wholesale Limited Winery" (Wholesale Limited Winery) and "Packing and Processing: Boutique Winery" (Boutique Winery) Use Types. The proposed zoning amendment allowed ministerial approval of Boutique Wineries on more than 450,000 acres of agricultural lands within the s County of San Diego's jurisdiction. The zoning amendment was intended to provide a streamlined approach to the review of winery operations within the unincorporated areas in the County of San Diego designated as A70 and A72 zones, where such agricultural and commercial operations were emerging due to recent vintner activities within the region.

The County of San Diego's efforts for facilitating winery operations and tasting facilities was initiated with the Tiered Winery Ordinance. RECON played a key role on the environmental review of the new regulations concurrently with the ordinance development. This parallel process not only allowed for refinements to the regulatory framework based on the environmental analysis being conducted but also saved valuable time and money for the county. RECON prepared the Draft EIR to address the proposed ordinance amendment. Both the Wholesale Limited Winery and Boutique Winery uses would be allowed without further discretionary approval. The EIR addressed the significant direct and cumulative effects of this action on air quality, biological resources, cultural resources, hydrology/water quality, noise, transportation/traffic, and water supply/groundwater supply.

In 2014, RECON was contacted by the County of San Diego's planning staff to perform a CEQA 15162 analysis for additional amendments for their winery ordinance. Similar to the initial ordinance, the county received public input on the ordinance and worked to identify proposed amendments that could strengthen compliance with the ordinance. RECON has performed a review of the proposed ordinance language in light of the certified Final EIR prepared in 2010. RECON has provided a checklist that discusses each of the affected environmental issues and the extent to which the certified environmental document addresses any proposed changes to the amendment.

Eastern Goleta Valley Community Plan

Client: County of Santa Barbara Planning & Development

RECON worked with the County to complete the Program EIR for the recently approved Eastern Goleta Valley Community Plan, which included a programmatic analysis of the 22,600-acre plan area. The EIR also provided project-level review for eight high-profile housing opportunity sites and mixed-use sites scattered throughout the larger planning area. Several of these sites were adjacent to existing residential neighborhoods and two in active agricultural production. All of the sites and alternative sites received a high degree of scrutiny during public review. Due to the level of interest, project-level site-specific environmental analysis was prepared for all housing opportunity sites, with field assessments for biological resources and agricultural analysis that used the Land Evaluation and Site Assessment (LESA) model and County agricultural thresholds.

Issues analyzed in the Draft EIR included greenhouse gas (GHG) emissions, traffic, and biological resources. A key focus of the plan is to concentrate future growth in the designated urban area, with rezoning to revitalize the Hollister Avenue–State Street commercial corridor and ensure compliance with the County's Housing Element. Class I impacts were identified in the areas of aesthetics/visual resources; agricultural resources; air quality; biological resources; cultural resources; and parks, recreation, and trails.

Gaviota Coast Community Plan

Client: County of Santa Barbara Planning & Development

The Gaviota Coast community planning area encompasses 101,199 acres of unincorporated land within the County of Santa Barbara. Establishment of the Plan amended the text and maps regulating land use in the County Comprehensive Plan and Local Coastal Program. RECON prepared the CEQA document Program EIR for the plan. Key policy changes included a new Environmentally Sensitive Habitat Area, referred to as the Gaviota Coast

Overlay Zone. In addition, associated ordinance amendments clarified when agricultural activities require a permit, revised agricultural permitting requirements, created agricultural permit streamlining and a new restoration permitting program in the Coastal Zone, and developed a new steep slopes standard in order to protect habitat and slopes. The proposed Parks, Recreation, and Trails Element updated priorities for a network of trails and coastal access, and the Program EIR analyzed multiple alignments and alternatives.

3.0 Staff

Ms. Jennifer Campos will be the dedicated project manager and point of contact for this project. As a former Land Use Planner at the County of San Diego, Ms. Campos oversaw the review and preparation of environmental impact reports and was the technical specialist for agricultural resource analysis in the county. Since joining the RECON team, Ms. Campos has demonstrated her

Point of Contact
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CEQA proficiency and team-oriented work style. In her role as Project Manager, she will work with the County and coordinate preparation of the focused program EIR. Ms. Campos will oversee RECON staff's preparation of the Administrative Draft, Draft, and Final EIR work products, including integration of County-prepared work products into the EIR (project description, cumulative project list, policy consistency, and mapping and graphics).

Supporting Ms. Campos on the RECON management team is Lori Spar as Assistant Project Manager and Ms. Stephanie Whitmore as Principal-in-Charge. Ms. Whitmore offers expertise in the area of land use planning and environmental documents for planning projects, which includes her work on the Eastern Goleta Valley Community Plan Update EIR.

A summary of the qualifications for key personnel is presented below with resumes included as Attachment A. The percentage of total hours for staff are included in the cost estimate table (in a separate sealed envelope).

Jennifer Campos, Project Manager

- 15 years of experience
- B.A. Geography
- M.S. International Agricultural Development
- Experienced EIR Preparer

Ms. Campos has over 15 years of experience in managing complex planning and CEQA projects and has led large interdisciplinary consultant teams in the process of gaining entitlement and environmental compliance approval for a variety of land development projects. Ms. Campos received a Master of Science degree from the University of California at Davis in International Agricultural Development and conducted research on winegrape production in California. Prior to joining RECON, Ms. Campos worked for the County of San Diego and was the primary author of the County's Guidelines for Determining Significance for Agricultural Resources, which provide thresholds and guidance for determining the significance of agricultural



resource impacts under CEQA. This experience provides her with valuable understanding of the environmental review process from both the private and public agency perspective. Ms. Campos' expertise and knowledge of agriculture will provide a solid basis for an informed analysis that demonstrates an understanding of the agricultural industry. Since joining RECON, she has served as project manager for numerous projects and also assisted with preparation of the Program EIR for the Gaviota Coast Community Plan as well as the Program EIR for the Community Plan for the Eastern Goleta Valley. Ms. Campos will be the primary point of contact with the County and will be primarily responsible for project management and completion of the project EIR (40% effort).

Stephanie Whitmore, Principal in Charge

- 16 years of CEQA, Planning and Entitlement experience
- Master of City Planning

Ms. Whitmore will serve as the Principal-in-Charge and work with Ms. Campos to ensure the availability of staff and resources and to keep the project on schedule and budget. She will also provide quality control review of documents. Ms. Whitmore's environmental experience has emphasized the management of environmental review for development proposals, including mixed-use, commercial, industrial, and residential developments, urban redevelopment, and infrastructure, as well as policy planning documents (general plans, community plans, and specific plans) and zoning; sustainability and climate change policy; public outreach; and constraints and feasibility studies. Ms. Whitmore served as one of the primary preparers for the County of Santa Barbara Eastern Goleta Valley Community Plan EIR. Anticipated level of effort will be to provide project oversight, technical reviews, and contract management (5%).



Lori Spar, Assistant Project Manager

- 15 years of experience
- J.D.; LL.M. Environmental Law; B.A. Political Science
- Previously an Environmental Planner at the County of San Diego Department of Planning and Land Use
- Expertise in high-profile, controversial projects

Ms. Spar is experienced in project management, environmental planning and analysis, and environmental litigation. Her work in the legal community allowed her to become familiar with land use requirements and procedures. Ms. Spar previously worked for the County of San Diego as an environmental planner and EIR coordinator co-authoring the County of San Diego Environmental Impact Report Format and General Content Guidelines. She is particularly adept at managing the EIR process for controversial projects. Ms. Spar's anticipated level of effort includes EIR preparation, response to comments, and technical review (20%).



Dawna De Mars, Environmental Analyst

- 11 years of experience
- B.S. Avian Science, B.A. Economics
- Background in civil engineering permit processing and environmental permitting

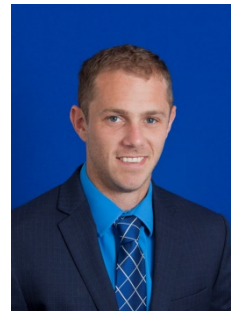
Ms. De Mars will provide environmental analysis support for preparation of the EIR. She has more than 11 years of experience preparing environmental documents and permitting. She has prepared EIRs and associated reports for various types of projects, including mixed-use development, program-level planning documents, commercial, residential, schools, transportation, and public facilities. Ms. De Mars assisted with the preparation of the Eastern Goleta Valley Community Plan EIR. In her role, she assisted with developing the approach for the EIR and coordinating with various agencies and County staff to prepare the public services and parks sections. She also worked on the plan consistency analysis and hazardous materials/risk of upset sections. Her role for this project will be to assist the project manager in completing the environmental analysis including writing EIR sections, responding to public comments, and preparing other environmental support documentation as needed (10%).



Andrew Capobianco, Environmental Analyst

- 2 years of experience
- J.D.; B.A. Environmental Studies/Economics
- Land use planning and general plan conformance analysis

Ms. Capobianco will provide environmental analysis support for preparation of the EIR. At RECON, Mr. Capobianco's responsibilities include preparation of environmental documents, coordination with agency staff, and project management. He also collaborates with project team members to identify appropriate policies and mitigation measures to be included in planning and environmental documents. His role will be to assist the project manager and assistant project manager in completing the environmental analysis as needed (10%).



Lori Woods, PLA, Visual Resources Specialist

- 35 years of experience
- B.L.A., Bachelor of Landscape Architecture
- Registered Landscape Architect, CA, No. 3564
- Visual Resource Management Training, BLM National training Center

Ms. Woods has specialized training and work experience in the inventory, evaluation, and analysis of impacts on visual and scenic resources. She has utilized the U.S. Forest Service Scenery Management System, the Bureau of Land Management Visual Resource Management system, and the Federal Highway Administration Visual Impact Assessment guidelines. Ms. Woods most recently served as the visual resource specialist for an EIR/EIS for the Desert Renewable Energy Conservation Plan, a proposed multi-species Habitat Conservation Plan/Natural Community Conservation Plan intended to conserve threatened



and endangered species and natural communities on 22 million acres in the Mojave and Colorado deserts while facilitating the timely permitting of renewable energy projects to help meet California's goal for electricity generation through renewable energy. Her role will be to assist with preparation of the EIR visual analysis section (5%).

Frank McDermott, GISP, GIS/UAV Coordinator

- 18 years of experience
- B.S. Environmental Planning and Design
- FAA Part 107 Remote Pilot Certification with Small UAS Rating, No. 3937655
- Geographic Information Systems Professional, No. 59274
- Certificate in Cartography and GIS



Mr. McDermott has nearly 18 years of experience in vector, raster, and 3D analysis using the latest software from ESRI. He works cooperatively with biologists, archaeologists, and environmental analysts to compile, analyze, and synthesize data from various sources, including data generated from the field using Global Positioning System (GPS) and tablet PC technology as well as data created through digitizing and other secondary sources. He played a key role in the Mission Trails Regional Park Natural Resources Management Plan project, where he aided in data collection by setting up a field computer running ArcGIS and a Trimble GPS to digitize vegetation information directly in the field. His role will be to develop graphics and figures to support the EIR and to utilize image analysis software (ArcGIS Pro) to capture the baseline acreage of hoop structures within the County (5%).

Stacey Higgins, Senior Production Specialist

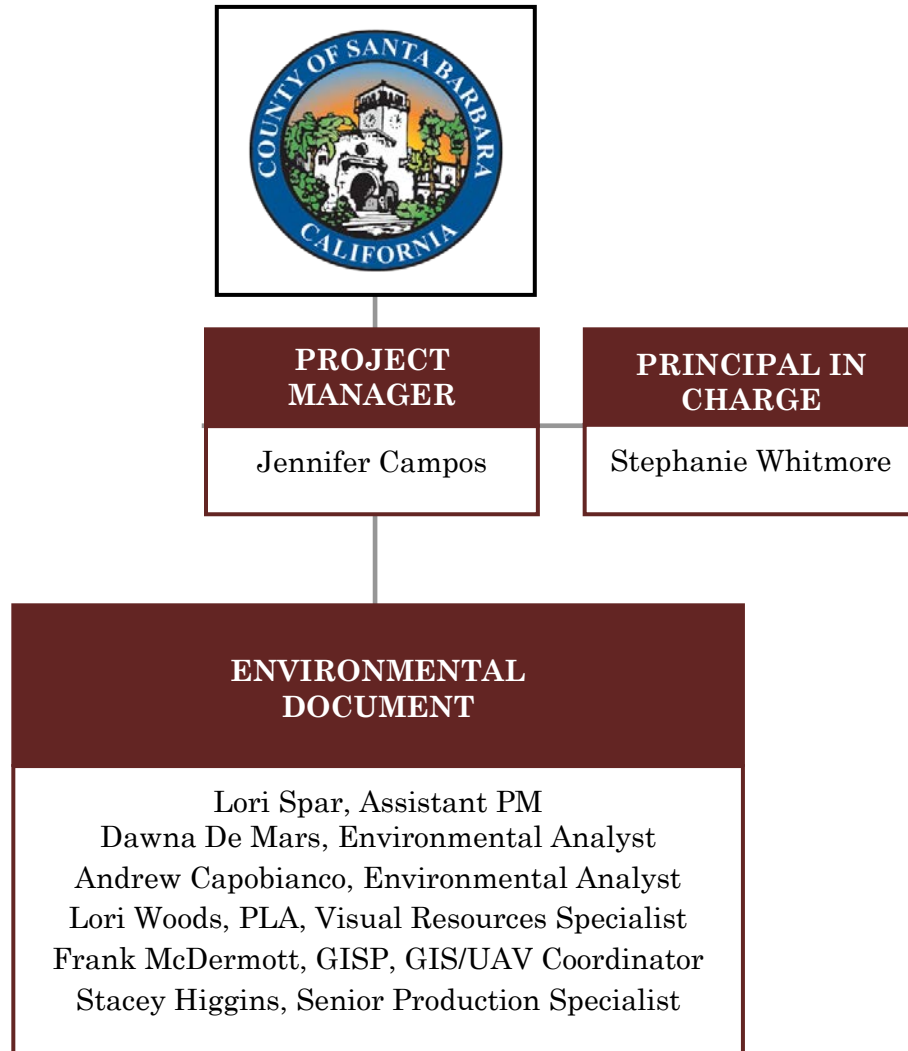
- Quality Assurance/Quality Control Specialist
- 31 years of experience



As a senior production specialist, Ms. Higgins' duties include editing technical reports, proposals, and letters for grammar, content, consistency, and organization and verifying adherence to formatting guidelines. She has reviewed large and complex environmental compliance documents and technical reports for various governmental agencies as well as the private sector. Ms. Higgins has experience working in a high-pressure, deadline-oriented environment. She has exceptional grammar skills and a keen attention to detail. She can manage and prioritize multiple assignments and has an exceptional command of MS Word and Adobe Acrobat. Her role includes quality control of all documents including ensuring documents are written following the *Chicago Manual of Style* (5%).

Organizational Structure

RECON has identified a focused group of CEQA analysts to work with the County. The key personnel identified below are committed to this project and, if necessary, any staffing modifications during the contract performance period will first be approved by the County.



4.0 Study Methodology

4.1 Project Understanding

RECON understands that it is the intent of the County to adopt amendments to the Land Use Development Code (LUDC) to clarify the permitting requirements for hoop structures, including identifying hoop structures as an allowed use in the Agriculture-I and Agriculture-II zones within the inland areas of the unincorporated County. In Agriculture-II zones, hoop structures up to 20 feet would be allowed through a permit exemption, consistent with the recent amendment to the County Building Code that exempts from a building permit “readily removable plastic covered hoop structures without in ground footings or foundations that are not more than 20' in height” (Santa Barbara County Code, Chapter 10 § 10-1.6.). In the Agriculture-I zones, where lots sizes are generally smaller and closer to urban areas, hoop structures would either be allowed through a permit exemption similar to the Agriculture-II zones, or additional requirements may be imposed to address the unique characteristics of Agriculture-I lands. The proposed ordinance amendment will also consider permit requirements for hoop structures taller than 20 feet and would identify development standards applicable to all hoop structures to minimize adverse impacts on the environment and protect the health, safety, and welfare of the public.

Hoop structures are widely used throughout agriculture zones in the County to support crop production. Concentrations of hoop structures are located at Highway 101 at Santa Maria Way, Highway 135 west of Los Alamos, Highway 246 between Buellton and Lompoc, and within the Santa Ynez, Santa Maria, and Los Alamos Valleys. As shown in the photographs below, hoop structures are part of the existing agricultural landscape within agriculture zones in the County.



Hoop Structures West of Los Alamos at Bell Street and Highway 135



Highway 246 between Buellton and Lompoc - Hoop Structures without plastic in foreground and with plastic in background

4.2 Project Approach

RECON's approach to the EIR documentation and processing is founded on attention to detail, effective communication, and close coordination with County staff to ensure the final work product meets staff expectations, is defensible, and meets CEQA requirements. Clear and regular communication, task and timeline management, and dedication of experienced staff to the project will ensure RECON delivers a high-quality work product that meets the needs of the County. Prior to submitting any documents to County staff for review, RECON will format the EIR document according to County guidelines and conduct an in-house quality control plan consisting of:

- Technical review
- Senior and principal staff review
- Technical editing and formatting

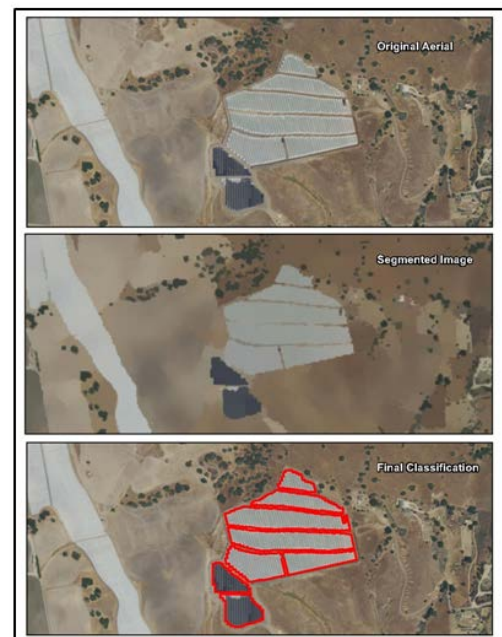
RECON understands that all documents shall be prepared following the Chicago Manual of Style. RECON will reproduce final copies of the Public Review Draft EIR and the Final EIR as indicated in the Request for Proposal (RFP). Copies will be made either by a local copy shop (B2B Printing Services located at 3415 State Street) or printed copies can be produced in-house by RECON and sent via overnight delivery to the County.

4.2.1 Analysis Approach

A critical element of the analysis approach involves identification of existing conditions. RECON will prepare existing conditions analysis as described below that will be included within the Environmental Setting chapter that will be prepared by the County. Specifically, RECON will identify a numerical acreage estimate of existing hoop structures within the Inland areas of the County that are zoned Agriculture I and Agriculture II and will identify the location of existing hoop structures on a map. RECON's proposed methodology for evaluation of existing conditions is described below, followed by a description of the analysis approach for specific issue areas and the No Project Alternative.

Existing Conditions Analysis

RECON will utilize image analysis software (ArcGIS Pro) to capture the baseline acreage of hoop structures within the County. A process known as image segmentation and classification will be used to extract features from imagery based on objects (see graphic at right). The objects are created through an image segmentation process where pixels of similar spectral characteristics within close proximity to one another will be grouped together into segments. Segments with similar shapes, spectral and spatial characteristics are then grouped into objects. The objects can then be grouped into classes that represent real-world features on the ground. The end result will be a map which



Sample Image Segmentation Analysis

represents the spatial location and general footprint of the existing hoop structures within the study area. This process can be used throughout the Agriculture-I and Agriculture-II zoned Inland areas of the County to identify an estimate of existing hoop structure acreage and define the existing baseline for purposes of the environmental analysis.

A variety of data and resources will be used to develop and support the analysis of existing conditions and impact analysis contained in the EIR. Resources may include, but are not limited to, the following:

- Santa Barbara County Agricultural Production Reports
- Santa Barbara County 2014 Agricultural Statistics
- U.S. Department of Agriculture Census of Agriculture for Santa Barbara County
- County of Santa Barbara GIS Shapefiles of Field Boundaries
- Aerial photography
- County of San Diego Inland Zoning Maps

The County Agricultural Commissioner/Weights and Measures Department and the County Agricultural Advisory Committee may be also be useful resources to obtain technical information related to the typical use of hoop structures needed to support conclusions in the EIR.

Aesthetics

RECON's approach to evaluating the potential aesthetic impacts of the Hoop Structures Ordinance Amendment will involve evaluation of key areas in the County with hoop structures to establish the existing visual condition. This analysis will focus on areas identified by the County that constitute scenic vistas or resources including the location of any scenic roadways. These areas of focus for the visual analysis will be defined by the County and RECON will prepare a photographic survey documenting the existing conditions and viewsheds for each focus area.

The photographic survey of these areas will provide a baseline condition from which the analysis will follow. While the exact location and extent of future hoop structures cannot be determined, a qualitative evaluation of the potential effect of hoop structure expansion on the visual landscape will be evaluated. From our initial research, it appears that the majority of hoop structures are white, with some black structures identified on aerial imagery. The effect of installation of both black and white hoop structures will be evaluated. The analysis will consider both particular areas of visual quality in addition to the potential impacts associated with installation of hoop structures in proximity to urban areas versus more rural areas. The effect of development standards identified in the proposed ordinance amendment will be considered for their potential mitigating effect on adverse aesthetic impacts.

The impact analysis will be cumulative in nature and each identified viewshed area would be considered within the cumulative impact analysis. RECON will work with the County to identify key viewsheds for evaluation. Up to 5 key viewsheds will be analyzed. RECON

anticipates viewshed analysis will focus on the visual change from key travel corridors and from the urban fringe.

Agricultural Resources

The potential effect of the Hoop Structures Ordinance Amendment will be considered in relation to agricultural resources. RECON anticipates that this section of the EIR will focus largely on the beneficial effects of the proposed Hoop Structures Ordinance Amendment on agriculture. The potential impacts on agricultural resources will become more relevant when evaluating project alternatives as the No Project Alternative could adversely affect agricultural resources if it forces farmers to obtain costly permits to install hoop structures, in turn reducing the viability of farming and encouraging premature agricultural conversion.

Land Use

The analysis of land use will relate primarily to the potential for the project to result in incompatible land uses in relation to urban areas and potential loss of open space. This will be a qualitative analysis that will consider the cumulative land use changes that may result from ordinance implementation. The land use analysis will relate and refer to the policy consistency analysis section to support conclusions regarding land use consistency, where applicable. The analysis will consider the potential mitigating effect of proposed development standards related to potential land use impacts.

Resource Recovery/Solid Waste Management

RECON will evaluate the potential solid waste impacts associated with the project. This analysis will be cumulative in nature, as a single hoop structure would not generate a significant amount of waste. Consistent with the County's Solid Waste Thresholds from the County's Thresholds Manual (2015), solid waste impacts associated with the disposal of hoop structure materials would be evaluated against the County's cumulative solid waste threshold. The analysis of potential waste generation will require specific information about hoop structures including how long a typical hoop structure lasts and whether the materials used are recyclable. County staff will identify appropriate experts to obtain specific information about the use and longevity of the plastic used on hoop structures and how it is typically disposed of and will provide this information to RECON. Based on this information, RECON will evaluate the potential increase in plastic waste that could result from implementation of the ordinance amendment. The effect of development standards identified in the proposed ordinance amendment will be considered for their potential mitigating effect on adverse solid waste impacts.

Water Resources and Flooding

RECON will evaluate the potential water resources, flooding, and groundwater recharge impacts associated with implementation of the Hoop Structures Ordinance Amendment. The potential change in infiltration and drainage characteristics and resultant downstream flooding will be evaluated. Based on the ability of water to infiltrate directly into the soil from the edges of individual hoop structures, it is not anticipated that there would be any significant infiltration or drainage alteration impacts. The analysis would be qualitative in nature and would discuss the design of hoop structures and their ability to allow water to drain around the edges and penetrate the ground. Regarding water quality, the EIR

analysis would discuss the applicability of existing water quality regulation and any development standards proposed as part of the ordinance amendment.

Additionally, the EIR would discuss potential beneficial impacts to water quality that could result from reduced pesticide use associated with the use hoop structures and beneficial water supply impacts due to the reduced agricultural irrigation requirements when hoop structures are used.

Project Alternatives

Three project alternatives will be evaluated including a No Project Alternative. The No Project Alternative will be prepared by County staff due to the complexity of policy issues involved in defining the No Project Alternative baseline due to the extensive acreage of existing hoop structures and the need to identify the permit status of existing structures in relation to the existing regulatory framework. RECON understands that a recent amendment to the Building Code exempted hoop structures up to 20 feet tall from obtaining a building permit; however, it is not clear if these structures are consistent with current County code requirements..

Two additional alternatives will be developed in coordination in the County that would reduce potentially significant impacts identified in the EIR. RECON will prepare the evaluation for the two additional project alternatives. It is anticipated that aesthetics will be one of the key environmental issue areas, and an alternative would be needed that would reduce adverse aesthetic impacts associated with the Hoop Structures Ordinance Amendment. The EIR analysis will also include a brief discussion of each alternative considered but rejected from further analysis in the EIR and will include a matrix table comparing the relative impacts of each alternative to the project.

4.3 Tasks and Deliverables

4.3.1 Administrative Draft EIR

Task	Deliverable
Administrative Draft EIR (ADEIR)	<ul style="list-style-type: none">EIR outline (within 7 days of project kick-off meeting)4 print copies and 1 CD of the Administrative Draft EIR. RECON will also provide word and PDF versions of the Administrative Draft EIR electronically via a secure file transfer site.Revised Administrative Draft EIR incorporating County comments for final County quality control review (electronic)

RECON will prepare and submit an Administrative Draft EIR in accordance with the CEQA Guidelines and the County CEQA Thresholds for each of the environmental topic areas identified as having a potentially significant impact in the County's Environmental Scoping Document included with the Notice of Preparation for the Hoop Structures Ordinance Amendment. Based on a review of the RFP and consideration of the proposed ordinance amendment, RECON will evaluate the following issue areas: aesthetics, agriculture, land use, resource recovery/solid waste management, and water

resources/flooding. Each issue area section will include a discussion of the existing baseline, physical, and regulatory setting, and an impacts analysis, including the following components:

- A narrative detailing the methodology and approach used for each topic area;
- The thresholds of significance for each topic, based upon Appendix G of the CEQA Guidelines and the County CEQA Thresholds, where applicable to a program EIR and verified in consultation with County staff;
- A discussion of the existing federal, state, and County regulations relative to the topic area;
- Project impact analysis providing a thorough discussion of the potential direct, indirect, and cumulative environmental impacts, relative to the appropriate thresholds, associated with the proposed ordinance changes;
- A discussion of the potential beneficial effects on the environment of the proposed ordinance amendment;
- An analysis of the efficacy of the existing federal, state, and County regulations and the proposed development standards at reducing potential impacts to the environment;
- A discussion of the impacts that cannot be reduced to less than significant; and
- Appropriate and feasible mitigation measures developed by the RECON team in consultation with the County to eliminate or reduce significant impacts followed by a discussion of the residual impacts to the environment after all appropriate and feasible mitigation measures are applied.

RECON and the project team will prepare the executive summary, introduction, environmental setting, environmental impacts analysis, other CEQA mandated sections, effects found not to be significant, and alternatives analysis. RECON will also include sections in the EIR for persons and agencies contacted, references and preparers, mitigation monitoring and reporting program (concurrent with the Final EIR), and appendices. The appendices will include the Notice of Preparation (NOP; including copies of all written comment letters and summaries of oral comments provided at scoping meetings); copies of public comments and responses to public comments submitted on the Public Review Draft EIR; and technical information or reports, if applicable. At this time it is not anticipated that any project-specific technical reports would be required.

RECON understands that the County will prepare the following documents:

- | | |
|--|---|
| • EIR Project Description | • Notice of Completion |
| • Notice of Preparation | • EIR noticing Distribution and web posting |
| • Cumulative Projects list | • Coordination of public meetings |
| • Comprehensive Plan policy consistency analysis | • Notice of Determination |

RECON suggests that the EIR project description developed by the County include a discussion of the potential expansion of hoop structures, as that information would provide an important basis for the subsequent impact analysis. Similar to a build-out scenario for a

community plan update, the project description should include some discussion of the potential growth and expansion of hoop structures that could result from ordinance adoption. If requested, RECON is available to assist with developing a qualitative discussion of potential hoop structures expansion, and if determined feasible, acreage estimates could be generated to identify a potential growth scenario. This analysis would require evaluation of the types of crops that benefit from hoop structures, and whether cultivation of medicinal and/or non-medicinal marijuana will be allowed in hoop structures. RECON understands that berries (blueberries, raspberries, blackberries) are commonly grown in hoop structures and that there is interest in marijuana cultivation in hoop structures. The economic investment associated with installation of hoop structures should also be considered, as a significant investment per acre (\$12,000 to \$15,000 per acre) is required and would play a role in their potential expansion, with hoop structures more likely used for higher value crops.

This scope of work includes preparation and submittal of the Administrative Draft EIR and response to one full round of County comments. Upon submittal of the revised Administrative Draft EIR, RECON assumes that only minor revisions will be required to finalize the Administrative Draft EIR for public review.

4.3.2 Public Review Draft EIR

Task	Deliverable
Public Review Draft EIR	<ul style="list-style-type: none">20 printed copies and 30 CDs. RECON will also provide word and PDF versions of the Public Review Draft EIR electronically via a secure file transfer site.

RECON will either reproduce in house or have a local copy shop reproduce 20 printed copies of the Public Review Draft EIR for delivery to the County. RECON will prepare and deliver 30 CDs in addition to Word and PDF versions of the Public Review Draft EIR electronically via a secure file transfer site. During the public review period, the RECON project manager will attend the Draft EIR environmental comment hearing scheduled by County staff, take notes, and participate at the meeting, as requested by staff. RECON will be available to present information about the CEQA analysis and answer questions from the public (meeting attendance is included as a deliverable under Section 4.3.6 Public Meetings and Hearings).

4.3.3 Administrative Final EIR

Task	Deliverable
Administrative Final EIR	3 printed copies and 1 CD of response to comments and strikeout underline EIR revisions. RECON will also provide Word and PDF versions of the Administrative Final EIR electronically via a secure file transfer site.

Following public review RECON will prepare responses to public comments and will prepare the Administrative Final EIR. RECON will review all comments and meet with

County staff to discuss the approach to responses. RECON anticipates substantial effort will be required to respond to public comments. The scope of work includes addressing CEQA related response to comments and assumes that County staff will respond to comments related to the project (non-CEQA related). RECON will respond to up to 60 individual comments that raise a unique environmental issue. RECON will submit the Administrative Final EIR and will complete one set of revisions based on County comments and prepare a Final EIR for distribution prior to the public hearings. This scope of work assumes only one round of comments are received from the County on the response to comments and the Administrative Final EIR. RECON will incorporate minor additional edits and generate the Final EIR.

4.3.4 Final EIR

Task	Deliverable
Final EIR	10 printed copies and 10 CDs of the Final EIR including response to comments. RECON will also provide Word and PDF versions of the Final EIR electronically via a secure file transfer site.

RECON will deliver 10 printed copies and 10 CDs containing the Final EIR to the County prior to decision-maker hearing. RECON will perform necessary clean-up of the EIR subsequent to EIR certification to reflect the Board of Supervisor's decision. The scope of work for the Final EIR does not include new analysis or substantial revisions to the environmental document should the Board of Supervisors recommend changes that require substantial edits or new analysis.

4.3.5 Project Management

Task	Deliverable
Project Management	<ul style="list-style-type: none">• Project manager attendance at weekly or bi-weekly project coordination meetings (phone or in person);• Attendance at up to two in-person coordination meetings with County staff• Project coordination of meeting agenda topics, meeting minutes and action items

The RECON project manager will be the primary point of contact for this project. Weekly or bi-weekly project management meetings will be held to provide status updates regarding EIR progress and to allow opportunity to address any questions or issues that arise during EIR preparation. Project management meetings may be held by phone conference or in person, with the scope of work including two in-person coordination meetings.

RECON will coordinate preparation of agenda topics for project management meetings and will prepare a summary of meeting minutes and identify action items, as applicable, for distribution to the team. RECON will track action items and follow up as needed to ensure information is appropriately distributed and the project remains on schedule.

RECON will maintain the project schedule provided with the final contract and will ensure that any possible changes are identified and communicated to the County project manager

as early as possible. Should schedule constraints or delays arise, RECON will make every effort to identify an approach to move forward in the most efficient manner.

4.3.6 Public Meetings and Hearings

Task	Deliverable
Meetings and Hearings	<ul style="list-style-type: none">• Attendance at one NOP scoping meeting• Attendance at Draft EIR public comment meeting• Attendance at one public hearing (Planning Commission or Board of Supervisors)

The RECON project manager will attend one NOP scoping meeting, one Draft EIR public comment meeting, and one public hearing. The RECON project manager will be available to assist with responding to questions from the public regarding the CEQA process, the EIR, and will be available to present information to the public as needed. RECON will take notes of comments made at public meeting(s). A summary of oral comments made at the scoping meeting(s) will be compiled and included as an appendix to the EIR.

5.0 Cost Proposal

RECON has provided in a separate sealed envelope an itemized budget breakdown by the tasks listed in the RFP for the environmental document. The cost estimate reflects the approach described above that RECON's Project Manager would be highly involved with the five tasks. In addition, the estimated effort for each task in the project is in line with the County's proposed payment schedule listed in the RFP.

6.0 Timeline

RECON is committed to meeting the aggressive timeline laid out by the County. At the project kick-off meeting the project timeline will be identified and a schedule for regular project check in meetings will be established. The project timeline is anticipated to generally follow the following schedule:

- (1) Administrative Draft EIR: 56 days from project kickoff or the week of December 4, 2017
- (2) Draft EIR: 85 days from kick off date or week of January 10, 2018.
- (3) Administrative Final EIR: 170 days from project kickoff or the week of March 28, 2018
- (4) Final EIR/Response to Comments: 191 days from project kickoff or the week of April 18, 2018
- (5) Public Hearings: Planning Commission May 16, 2018 and Board of Supervisors July 24, 2018 (Estimated)

RECON's dedicated project manager, Ms. Campos, is committed to this project and will ensure that appropriate resources and quality effort is dedicated to the project to meet the desired schedule and project outcome.

7.0 References

RECON places a high importance on client satisfaction and has developed long-term relationships with many of our clients as well as with various federal, state, and local resource agencies that we regularly work with during the environmental process. The following client references may be contacted regarding RECON's record of performance on similar projects.

- Project:** Tiered Winery Zoning Ordinance Amendment Draft EIR
Client: Joe Farace, Formerly with County of San Diego Advanced Planning Division
Currently with City of San Marcos
(760) 744-1050; JFarace@ci.san-marcos.ca.us
- Project:** Eastern Goleta Valley Community Plan
Client: Allen Bell, Supervising Planner
County of Santa Barbara
(805) 568-2056; abell@co.santa-barbara.ca.us

8.0 Insurance

RECON's insurance coverage is provided by Cavnac & Associates. Our coverage and policy limits are listed below and we have no outstanding claims.

General Liability \$1,000,000 with \$2,000,000 aggregate
Professional Liability \$1,000,000
Automobile \$1,000,000
Workers Compensation Limits as required by the State of California

9.0 Contract

RECON has reviewed the County's standard contract (Attachment 2 and 3 to the RFP) and can comply with the terms and conditions.

Attachment A

Resumes

Jennifer Campos

Project Manager



Experience Highlights

- ✓ CEQA expertise
- ✓ Public agency experience
- ✓ Project management

Experience

15 years

Education/Registrations

M.S. International
Agricultural Development,
University of California,
Davis

B.A. Geography,
University of California,
Berkeley

Certifications/Permits

County of San Diego
Approved CEQA
Consultants List;
Agricultural Resources

Affiliations

Association of
Environmental
Professionals

NAIOP Legislative
Committee

Ms. Campos' experience includes environmental review and project management for both private development and publicly initiated long range planning efforts. Through her experience as an environmental planner and planning manager at the County of San Diego, she provides valuable experience and insight into public agency project processing. Ms. Campos has expertise in project management of complex projects, preparation of EIRs and mitigated negative declarations, and general CEQA expertise. Some of the major projects Ms. Campos has worked on include large subdivisions, multi-family developments, commercial and industrial projects, specific plans, and community plan and general plan amendments.

Tiered Wineries Ordinance Amendment Documentation, San Diego, CA

Ms. Campos performed a review for the Section 15162 analysis according to format requirements in the CEQA Guidelines for projects with previously approved environmental documents. Similar to the 2010 ordinance amendment, the current proposal applies to Wholesale Limited, Boutique and Small Wineries regulations. The amendments are focused on strengthening the County's ability to document compliance regarding the amount of fruit grown on the premises and the origin of all fruit, juice, and/or wine imported from off the premises. Ms. Campos assisted with the review of the proposed ordinance along with a detailed Initial Study that concluded that the proposed amendment would not result in any new potential environmental impacts compared to the conclusions and disclosures in the certified environmental document.

Gaviota Coast Plan, Santa Barbara, CA

Ms. Campos played a key role in preparation of the Program EIR for the Gaviota Coast Community Plan. The project included comprehensive plan, local coastal plan, and zoning amendments in addition to new trail alignments throughout the Plan area.

Eastern Goleta Valley Community Plan, Santa Barbara County, CA

Ms. Campos assisted with preparation of a Program EIR for the Community Plan for the Eastern Goleta Valley. The project included comprehensive plan, local coastal plan, and zoning amendments with the goal of revitalizing the aging

Hollister Avenue and State Street Commercial Corridor and to rezone infill affordable housing opportunity sites adjacent to existing neighborhoods. Ms. Campos had a key role in the analysis of alternative affordable housing sites and ensuring EIR consistency.

Mission Trails Regional Park Natural Resources Management Plan and Master Plan Update, San Diego, CA

Ms. Campos is the project manager for the Program EIR for the Mission Trails Regional Park (MTRP) Master Plan Update. The Program EIR evaluates implementation of the MTRP Master Plan Update and Natural Resources Management Plan, which defines a vision for trail planning and design as well as habitat management and resource protection for the next 25 years. The project also includes two park expansion areas and a number of project alternatives including a Wildlife Agency Alternative that addresses the desired plan of the Wildlife Agencies. Ms. Campos worked collaboratively with City staff and the project team to ensure the Program EIR was complete and defensible.

Lilac Hills Ranch, San Diego County, CA

Ms. Campos played a key role in preparing responses to the numerous public comments received on the Lilac Hills Ranch Specific Plan EIR. The Lilac Hills Ranch Specific Plan is a 608 acre project located in the Valley Center community of San Diego County. The project includes approximately 1,700 residential units of varying types, neighborhood-serving commercial, various public uses such as parks and community facilities, and extensive improvements to provide public services such as roads, water, and sewer infrastructure.

Various Projects, Agricultural Resources Specialist, County of San Diego, CA

Ms. Campos was the lead agricultural resources specialist for the County of San Diego, responsible for the review and preparation of multiple agricultural resource technical reports and staff oversight of Agricultural Resource CEQA analysis.

Stephanie Whitmore

Principal



Experience Highlights

- ✓ Preparation of CEQA documents
- ✓ Manages broad range of complex environmental and land use planning efforts
- ✓ Project manager for large-scale high-profile projects

Experience

16 years

Education/Registrations

M.C.P. City Planning, San Diego State University

B.S. Environmental and Renewable Resource Economics, Penn State University

B.S. Environmental Planning, Northern Arizona University

Affiliations

Building Industry Association of San Diego

Association of Environmental Professionals

Urban Land Institute/District Council Programs Committee

Ms. Whitmore serves as a RECON team leader and oversees a team of environmental planners, archaeologists, biologists, noise and air quality specialists, and habitat restoration planners. With 17 years of experience, she successfully guides clients and facilitates project processing through environmental review and permitting. Ms.

Whitmore engages in close coordination with local, state, and federal agencies. She has worked with both the public and private sectors and has an exceptionally wide range of expertise in areas including managing the preparation of environmental (CEQA and NEPA) and planning documents for projects in the southern and central coast regions of California. She also leads large, interdisciplinary consultant teams in the process of gaining entitlement and environmental clearance for a variety of land development projects, including projects within the Coastal Zone. Ms. Whitmore's experience has emphasized the management of environmental review for policy planning documents (general plans, community plans, and specific plans) as well as a full range of large-scale projects including mixed-use, commercial, industrial, and residential developments, urban redevelopment, public facilities, and infrastructure. As an MCP, Ms. Whitmore has experience in entitlements; general and specific plans; zoning and land use policy conformance; sustainability and climate change policy; public outreach; and development feasibility studies.

Eastern Goleta Valley Community Plan EIR, Santa Barbara County, CA

Ms. Whitmore served as one of the primary preparers for the County of Santa Barbara Eastern Goleta Valley Community Plan EIR. The 22,600-acre Plan area is located on the coastal plain and foothills between the City of Santa Barbara and the City of Goleta. The PEIR includes analysis of buildout of the community plan, including the analysis of several housing opportunity sites.

Village at Pacific Highlands Ranch, San Diego, CA

Ms. Whitmore served as project manager and primary author of an Initial Study and Revised Findings to a Master EIR for the Village at Pacific Highlands Ranch project. The project entails the development of a mixed-use village center with 300 residential units and almost 200,000 square feet of commercial space.

Heritage Bluffs II Supplemental EIR, San Diego, CA

Ms. Whitmore presently serves as project manager for the SEIR for the Heritage Bluffs project, a residential development within the Black Mountain Ranch master plan community of San Diego. The SEIR tiers to the EIR for the Subarea Plan, adopted in 1998, and addresses new impacts, including those to a federally threatened and narrow endemic plant species.

Inn at Sunset Cliffs Focused EIR San Diego, CA

Ms. Whitmore is the project manager for a focused EIR for improvements to an existing motel, located within the coastal zone in the City of San Diego. The discretionary action requiring CEQA review is related to a violation for an unpermitted structure (concrete deck) located on the coastal bluffs adjacent to an existing motel. Because of the project's location, and history of violations and associated controversy surrounding the property, the level of CEQA review was elevated by City Staff from a ND to a focused EIR after public review of the ND. The EIR focuses primarily on the issue of coastal/geotechnical stability of the coastal bluffs and existing seawall.

Lilac Hills Ranch Specific Plan EIR, San Diego, CA

Ms. Whitmore served as project manager of the Draft EIR for the Lilac Hills Ranch project. Lilac Hills Ranch is a proposed 600+-acre sustainable, mixed-use master planned community, located near the unincorporated community of Valley Center. The project includes a General Plan Amendment, as well as a Specific Plan and other entitlements from the County of San Diego.

Spring Canyon Ranch PDP and Focused EIR, Otay Mesa Community Plan Area, San Diego, CA

Ms. Whitmore served as the lead author for the Spring Canyon Ranch development EIR in 2005-2006, under contract to the former applicant for portions of the current Central Village Specific Plan area. The project included a tentative map for over a thousand units within the eastern portion of the village site. The EIR identified project-level impacts for areas within the Central Village under control of the applicant and provided a program-level of analysis for other portions of the site.

Lori Spar

Assistant Project Manager



Experience Highlights

- ✓ Preparation of state and federal environmental documents
- ✓ Experience drafting CEQA and NEPA documents
- ✓ Project management, planning, and analysis background

Experience

16 years

Education/Registrations

L.L.M., Environmental Law, University of San Diego

J.D., Benjamin Cardozo School of Law

B.A., Political Science, State University of New York, Binghamton

Ms. Spar is a senior environmental analyst with experience in environmental planning, project management and analysis, and environmental litigation. Her work in the legal community allowed her to become familiar with land use requirements and procedures. Ms. Spar has also worked for the County of San Diego as an environmental planner and EIR coordinator. She has performed varying tasks, from processing and planning of complex projects and CEQA/NEPA document preparation and review.

Fairfield Morena Boulevard Project, San Diego, CA

Ms. Spar is serving as an environmental analyst and primary author of the EIR for the Fairfield Morena Boulevard Project. This residential project would result in the removal an existing recreational vehicle park and construction of 150 residential dwelling units and an approximately 4,400-square-foot clubhouse facility. The project would require a consistency analysis with multiple planning documents including the City's General Plan, Clairemont Mesa Community Plan, and Morena Boulevard Corridor Plan.

Lilac Hills Ranch Specific Plan EIR, San Diego, CA

Ms. Spar recently served as project manager and primary author and point of contact for the EIR for the Lilac Hills Ranch project. Lilac Hills Ranch is a proposed mixed-use development project located in the Valley Center and Bonsall communities in the County of San Diego. This project includes 1,746 residential units, including senior living units, three neighborhood centers, parks, school, senior housing and on-site recycling and wastewater facilities. The project includes a general plan amendment, specific plan, rezone, and multiple site plans. Ms. Spar's responsibilities included coordinating closely with the project team and County staff, managing subconsultants, maintaining timing and budget, and preparing and editing the CEQA documents.

Otay Ranch Supplemental EIR, Chula Vista, CA

Ms. Spar was project manager for the Supplemental EIR for the Amendments to the City of Chula Vista General Plan and Otay Ranch General Development Plan. The amendments would increase the intensity and alter development allowed by the General Development Plan and provide for an improved interface with regional

infrastructure within two Villages and the University site of Otay Ranch. The amendments include a mix of land uses, primarily including a maximum of 6,050 residential units at varying densities; designations of Town Centers and creation of an 85-acre Regional Technology Park within a 1,200-acre site in the western portion of Otay Ranch.

Meadowood Specific Plan EIR, San Diego, CA

Ms. Spar assisted in the preparation of this EIR for the Meadowood project in the Fallbrook community of San Diego County. The project included a general plan amendment, specific plan, rezone, vesting tentative map, and site plans for the development of 867 single- and multi-family units, an elementary school, a neighborhood park, pocket parks, multi-use trails, and water and wastewater facilities on the 390-acre site. Key issues addressed in the EIR included visual, biological, agricultural and cultural resources, along with land use, noise and utilities. The EIR was certified and the project approved by the Board of Supervisors.

Stephenson, Worley, Garratt, Schwartz, Garfield and Prairie, San Diego, CA

Ms. Spar was an associate attorney and assisted partners in all aspects of land use and environmental legal cases including large-scale project development, CEQA and regulatory review, discovery, and litigation preparation.

County of San Diego, Department of Planning and Land Use, San Diego, CA

As a Planner II/Environmental Coordinator, Ms. Spar held a specialized role within the County Department of Planning and Land Use as a CEQA Specialist. This gave her additional responsibilities including coordination with developers and consultants, preparing Notice of Preparation and holding public scoping meetings, developing thresholds/methodologies for analysis, and assuring adequacy of EIRs pursuant to state and local regulations. Ms. Spar also worked closely with County Counsel and Board of Supervisors Offices on potentially controversial projects.

In this role, Ms. Spar managed the processing of complex planning projects including general plan amendments, specific plans and specific plan amendments, rezones, and tentative maps. Ms. Spar was responsible for assuring that a project followed County procedures, and complied with federal, state, and local land use and environmental regulations.

Dawna De Mars

Environmental Analyst



Experience Highlights

- ✓ CEQA/NEPA specialist
- ✓ Civil engineering/environmental permit processing

Experience

11 years

Education/Registrations

B.A. Economics, University of California, Davis

B.S. Avian Science, University of California, Davis

Affiliations

Association of Environmental Professionals

Ms. De Mars has been in the environmental and engineering field for 11 years. Her responsibilities include preparation of environmental documents, coordination with agency staff, and project management.

She has prepared environmental impact reports (EIRs), mitigated negative declarations (MNDs), initial studies, environmental assessments, findings, statement of overriding considerations (SOC), and mitigation monitoring and reporting programs (MMRP). Ms. De Mars is experienced with various lead agencies, including the County of San Diego, County of Santa Barbara, City of San Diego, City of Escondido, City of Oceanside, City of La Mesa, and City of El Cajon. Ms. De Mars also has a background in civil engineering permit processing and wildlife agency permitting.

Eastern Goleta Valley Community Plan, Santa Barbara County, CA

As an environmental analyst on this project, Ms. De Mars assisted with the preparation of the County of Santa Barbara Eastern Goleta Valley Community Plan EIR. In her role, she assisted with developing the approach for the EIR and coordinating with various agencies and County staff to prepare the public services and parks sections. She also worked on the Plan consistency analysis and hazardous materials/risk of upset sections. The EIR contains both a programmatic analysis for the plan area as well as a more detailed analysis of housing opportunity sites. The 22,600-acre plan area is located on the coastal plain and foothills between the City of Santa Barbara and the City of Goleta.

Desert Renewable Energy Conservation Plan, CA

Ms. De Mars authored sections of the EIR/EIS for the Desert Renewable Energy Conservation Plan (DRECP), which covers roughly 22 million acres in seven counties within the California desert. California Energy Commission is the state Lead Agency, with U.S. Fish and Wildlife Service and the Bureau of Land Management as federal co-lead agencies under NEPA. The DRECP would provide renewable energy developers and entities take authorizations of certain species for covered activities. Ms. De Mars prepared the public services analysis.

Lilac Hills Ranch Specific Plan, San Diego County, CA

Ms. De Mars assisted with the management and preparation of the EIR and other technical reports for this approximate 600-acre sustainable, mixed-use master planned community proposed near the unincorporated community of Valley Center. Her most notable work on this project included preparing the traffic section of the EIR, which was highly complicated due to the phasing of the project and nature of the area.

Castlerock Development Project, San Diego, CA

Ms. De Mars is the project manager for the EIR and Addendum for a residential development located in the City of San Diego. The EIR covered a 430-unit residential development with recreational amenities and related infrastructure on about 204 acres. The EIR addressed two scenarios (Annexation Scenario and No Annexation Scenario), including the different infrastructure and public service options for each scenario. Project issues include public service and utilities, biological resources, greenhouse gas, traffic/transportation, and aesthetics.

Subsequent the approval of the project, Ms. De Mars prepared an Addendum to the EIR for the revised project. Ms. De Mars completed substantial coordination with the City and team to accelerate the Addendum process and to complete this complicated project within schedule.

Andrew Capobianco

Environmental Analyst



Experience Highlights

- ✓ Experience writing CEQA and NEPA documents
- ✓ Land use planning and general plan conformance analysis

Experience

2 years

Education/Registrations

B.A. Environmental Studies/Economics, St. Lawrence University

J.D. New England Law - Boston

Affiliations

Association of Environmental Professionals

American Bar Association

Massachusetts State Bar

Mr. Capobianco's responsibilities include preparation of environmental documents, coordination with agency staff, and project management. He has prepared EIRs, MNDs, initial studies, and environmental assessments. He also collaborates with project team members to identify appropriate policies and mitigation measures to be included in planning and environmental documents.

As an environmental planner at the County of San Diego, he provided on-call consulting services for the Advance Planning Department, conducted conformance analyses for County-initiated projects that required a General Plan Amendment (GPA), and supported the development of the Draft EIR for such GPA to ensure technical adequacy and legal defensibility.

Alexandria-Illumina Campus, San Diego, CA

Mr. Capobianco is preparing the Initial Study/Mitigated Negative Declaration to address the project's potential impacts associated with the construction of additional Research and Development facilities and parking garage within the existing Illumina Campus.

Garden Del Mar Specific Plan, Del Mar, CA

Mr. Capobianco is preparing the Supplemental EIR for the new Garden Del Mar Specific Plan. The project would construct flexible residential units and includes a café and viewing terrace among other amenities to serve the permanent and vacationing residents. The Supplemental EIR will address the potential environmental effects of the new Specific Plan compared to the original 2008 EIR.

Bully's Restaurant Project, Del Mar, CA

Mr. Capobianco is preparing the Initial Study/Mitigated Negative Declaration to address the project's potential impacts associated with the demolition of the Bully's Restaurant and construction of a new restaurant and subterranean parking. Potential issues include visual resources and cultural resources.

EDCO Recovery & Transfer Station Facility Expansion Project, San Diego, CA

Mr. Capobianco is preparing the Initial Study/Mitigated Negative Declaration to address the project's potential impacts associated with the expansion and enhancement of the existing EMRT facility to increase solid waste diversion

and thereby support City of San Diego Zero Waste goals identified in the Climate Action Plan.

Campus Point, San Diego, CA

Mr. Capobianco is preparing the Initial Study/Mitigated Negative Declaration to address the project's potential impacts associated with the demolition and construction of a five-story research and development facility. Potential environmental issues include cultural resources.

Previous Experience

Downtown Murrieta Specific Plan, Murrieta, CA

Mr. Capobianco served as the project manager for the preparation of a Mitigated Negative Declaration to address environmental impacts associated with the adoption of a Specific Plan for the downtown neighborhood of Murrieta. Potential issues included air quality, traffic, greenhouse gases, noise, and cultural resources. The MND was certified and adopted by City Council.

Lotus Ranch EIR, El Centro, CA

Mr. Capobianco assisted in drafting the Final Environmental Impact Report for the Lotus Ranch annexation and development of a 213-acre area within the County of Imperial. Following public review, he prepared Response to Comments, Findings, and a Mitigation Monitoring and Reporting Program. The Final EIR was certified and the project approved by City Council.

County of San Diego, Department of Planning and Land Use, San Diego, CA

As an Environmental Planner, Mr. Capobianco served as adjunct staff to the Advance Planning Department. Mr. Capobianco worked closely with County staff to coordinate and process a General Plan Amendment, General Plan conformance analysis, and preparation of a Supplemental EIR. He utilized his expertise as a trained legal professional to support the development of the Draft EIR to ensure technical adequacy and legal defensibility.

Lori Woods, PLA

Visual Resource Specilaist



Experience Highlights

- ✓ Excellent relationships with resource and regulatory agencies
- ✓ Knowledge of NEPA, ESA, CWA, and RCRA
- ✓ Experience with HCPs
- ✓ Visual resource analysis
- ✓ In-depth knowledge of local biological resource issues

Experience

34 years

Education/Registrations

B.L.A., Bachelor of Landscape Architecture, University of Arizona, with honors

Registered Landscape Architect, : CA 3564, AZ 15970

Training

Visual Resource Management Training Course, BLM National Training Center (NTC)

Visual Resource Management Best Management Practices BLM NTC

Wind: The New Energy Landscape, balancing sustainability with Visual

Ms. Woods has specialized training and work experience in the inventory, evaluation, and analysis of impacts on visual and scenic resources. She has utilized the U.S. Forest Service Scenery Management System, the Bureau of Land Management Visual Resource Management system and the Federal Highway Administration Visual Impact Assessment guidelines.

As a licensed Landscape Architect, she works with interdisciplinary teams to develop plans for the ecological restoration of riparian and upland habitats. Ms. Woods has had a key role in the development of Habitat Conservation Plans in southern Arizona.

South Coast RMP, BLM Palm Springs - South Coast Field Office, CA

Ms. Woods managed the preparation of the South Coast RMP and the associated NEPA EIS. The planning area encompasses 129,000 acres of public land and an additional 167,000 acres of land with subsurface federal mineral estate in all or portions of five southern California counties. She oversaw the South Coast RMP/EIS sections pertaining to social and economic analysis; and air, soil, and water resources. She also prepared the visual resources inventory consistent with the BLM process.

Desert Renewable Energy Conservation Plan EIR/EIS, CA

Ms. Woods served as the visual resources specialist for the EIR/EIS for the DRECP, a proposed multi-species Habitat Conservation Plan/Natural Community Conservation Plan intended to conserve threatened and endangered species and natural communities on 22 million acres in the Mojave and Colorado deserts while facilitating the timely permitting of renewable energy projects. Both the U.S. Fish and Wildlife Service and the Bureau of Land Management are federal co-lead agencies under NEPA. The recommended decisions on visual resource management will amend current Bureau of Land Management Resource Management Plans and will amend the California Desert Conservation Area Plan.

Eastern San Diego County RMP and EIS, San Diego, CA

Ms. Woods participated in interdisciplinary team meetings

Impact considerations,
BLM NTC

Landscape Design for
Urban Wildlife Habitat,
Audubon Society

Conserving Endangered
Species on Non-Federal
Lands, USFWS National
Conservation Training
Center (NCTC)

Habitat Conservation
Planning for Endangered
Species, USFWS NCTC

Affiliations

American Society of
Landscape Architects,
member; Past President of
Arizona Chapter

Arizona State Board of
Technical Registration,
Past Chair, Vice-Chair,
Secretary and Member

Awards and Recognition

Sigma Lambda Alpha
National Honor Society for
Landscape Architecture

American Planning
Association- National and
State Awards for the
Sonoran Desert
Conservation Plan, Pima
County

National ASLA Award of
Honor

focused on wilderness, recreation, cultural resources, and visual resources. She served as visual analyst and prepared the visual resources section of the Draft RMP/EIS. On-site reconnaissance included specific evaluation of five geographic areas using the BLM VRM protocols. Recommendations were made for these areas' suitability for reclassification, impacts were compared by draft RMP Alternatives, and Best Management Practices to avoid or minimize visual impacts were developed.

Ocotillo Sol Photovoltaic Solar Project EIS, Imperial County, CA

Ms. Woods was the principal-in-charge and visual analyst for this 20-megawatt solar photovoltaic (PV) power plant facility, proposed on BLM-administered public lands and connecting to the Imperial Valley Substation. The NEPA analysis included a discussion of cumulative impacts associated with several other solar fields and transmission lines in the area, including the Sunrise Powerlink. Ms. Woods conducted an inventory of visual and scenic resources in the vicinity of the project, analyzed views from five Key Observation Points, and recommended mitigation measures to reduce impacts to sensitive viewers and recreationists. Visual simulations were included.

Pinto Basin Road Rehabilitation EA and BA, Joshua Tree National Park, Riverside County, CA

Ms. Woods served as principal-in-charge for the Environmental Assessment (EA) and Biological Assessment (BA) for the reconstruction (widening and realigning) of a 22.1-mile section of Park Route 11 (Pinto Basin Road) in Joshua Tree National Park. This project involved preparation of an EA, BA, cultural resources report, and Finding of No Significant Impact. She also provided quality control and project oversight.

Imperial Sand Dunes Recreation Area Management Plan/EIS, Imperial County, CA

Ms. Woods served as principal-in-charge of RECON's efforts to assist BLM staff with redevelopment of the RAMP/EIS for this high-use unique habitat and landscape along the U.S. international border. The work effort included a visual resource inventory and evaluation, the social and economic analysis, preparation of the Biological Assessment, production of the draft and final RAMP/EIS, performing a comprehensive catalog and analysis of public comments, and performing all support tasks associated with compiling the administrative record and writing the Record of Decision.

Frank McDermott, GISP

GIS/UAV Coordinator



Experience Highlights

- ✓ GIS for large-scale habitat conservation plans
- ✓ Data management for large-scale inventories

Experience

19 years

Education/Registrations

B.S. Environmental Planning and Design, Rutgers University

Geographic Information Systems Professional, No. 59274

FAA Part 107 Remote Pilot Certification with Small UAS Rating, No. 3937655

Certificate in Cartography and GIS, San Diego State University

Training

ArcGIS 10.x

Trimble GPS

Affiliations

Urban and Regional Information Systems Association

Awards

Best Cartography, ESRI San Diego International Users Conference

Mr. McDermott is RECON's GIS/UAV coordinator with experience in vector, raster, 3D, image and spatial analysis using the latest industry leading software including ArcGIS Desktop, ArcGIS Pro, Pix4D, ArcGIS Online, Collector for ArcGIS, and Survey123. He works with biologists, archaeologists, and environmental analysts to compile, analyze, and synthesize data from various sources, including UAV (drones), GPS and tablet-based field data collection technology and data created through digitizing and other secondary sources. He also has extensive experience building custom geodatabases to fit specific project needs.

Otay Ranch Preserve Trail Alignment Study, San Diego County, CA

Mr. McDermott serves as the lead GIS analyst for the Otay Ranch Preserve Trail Alignment Study. The study is a multi-jurisdictional planning effort to ensure trail connections between Otay Ranch and regional trails within the surrounding area. He is responsible for organizing, synthesizing, and analyzing all spatial resource data for this 72,500-acre project area. The study area consists of nine separate ecological preserves/habitat management areas managed by eight jurisdictions. Project work includes creating custom ArcGIS Online maps for public engagement as well as a secure ArcGIS Online application to aid project stakeholders with siting and design criteria that will be used to guide the trail planning process.

Desert Renewable Energy Conservation Plan, CA

Mr. McDermott was a key member of the team overseeing the GIS data creation and analysis for this project covering over 22 million acres in the California desert. Through intelligent data handling using file-based geodatabases, custom model-builder tools, and repeatable workflow operations, he guided the analysis of 21 resources over 6 plan alternatives.

San Clemente Island Vegetation Mapping, San Clemente Island, CA

Mr. McDermott served as the GIS coordinator for all GIS mapping and analysis for the San Clemente Island vegetation mapping project. This included the digitization and classification of vegetation types for the nearly 35,000 acres that make up the island through a multi-step

process of aerial photography interpretation, multi-spectral image analysis as well as field verification. Through the creation of a slope model and Normalized Difference Vegetation Index analysis, he was able to further refine the data and better capture the true nature of vegetation communities on the island.

Otay Ranch Preserve Habitat Management, Chula Vista, CA

For this complex multi-year project, Mr. McDermott helped develop a custom ArcGIS Geodatabase and series of ArcGIS online maps to be used in this mammoth data collection effort. Using tablets coupled with the ArcGIS Collector App made the data collection process more efficient and resulted in a wealth of quality controlled and standardized data.

Mission Trails Regional Park Phase I Resource Management Plan, San Diego, CA

Mr. McDermott aided in data collection by setting up a field computer running ArcGIS and a Trimble GPS to digitize vegetation information directly in the field. This allowed the biologists to pinpoint their location on the screen and coupled with the high resolution aerial photography and other GIS data, they were able to more accurately and efficiently map vegetation information. Having the field computer allowed the biologists to carry much more information with them on their surveys than they could with a standard set of field maps and the GPS gave them the assurance that they were looking at the correct area on the aerial photograph. Having all of the previously surveyed data intently accessible allowed the teams to determine what area still needed to be surveyed and helped make sure that there was no duplication of effort.

Sonoran Desert Conservation Plan and EIS, Pima County, AZ

Mr. McDermott provided GIS analysis and mapping for this comprehensive natural resources management plan covering 6 million acres and 50 species. Using ArcGIS 3D Analyst, he modeled habitats and ran spatial analysis for each of the species. He provided the necessary spatial statistics and geographic resources to other RECON analysts so they could complete the final drafts of this HCP.

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Stacey Higgins

Senior Production Specialist

Experience Highlights

- ✓ QA/QC for environmental documents
- ✓ Technical editing
- ✓ 508 compliant documents

Experience

31 years

Education/Registrations

Copyediting Course,
University of California
San Diego Extension
Southwestern College

Training

Adobe Acrobat

Microsoft Office Suite
(Word, Excel, PowerPoint,
Access)

Ms. Higgins has more 31 years of experience working as an administrative professional in the environmental consulting business. As a senior production specialist, her duties include editing technical reports, proposals, and letters for grammar, content, consistency, and organization and verifying adherence to formatting guidelines. She has reviewed large and complex environmental compliance documents and technical reports for various governmental agencies as well as the private sector. In past years, she worked as the assistant to one of the company's principals and was the production specialist for the Private Team, supporting a technical staff of 15 individuals with production of air quality, biological resources, cultural resources, greenhouse gas, noise, and general planning documents.

Ms. Higgins has experience working in a high-pressure, deadline-oriented environment. She has exceptional grammar skills and a keen attention to detail. She can manage and prioritize multiple assignments and has an exceptional command of MS Word and Adobe Acrobat.

Ms. Higgins was in charge of technical editing and production of the following projects:

- Gaviota Coast Plan Programmatic Environmental Impact Report, Santa Barbara, CA
- Eastern Goleta Valley Community Plan EIR, Santa Barbara County, CA
- Tiered Winery Zoning Ordinance Amendment Program EIR, San Diego, CA
- Updated Debris Basin Maintenance and Removal Plan, Santa Barbara County Flood Control and Water Conservation District, CA
- Vegetation Management Plan, County of Santa Barbara Flood Control District
- Westin Hotel and Timeshare Project, Carlsbad, CA
- Centerpointe 78 Project EIR, Escondido, CA
- North Park and Golden Hill Community Plan Updates PEIR, San Diego, CA
- Uptown Community Plan Update PEIR, San Diego, CA

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- Del Mar City Hall/Town Hall Project EIR, Del Mar, CA
 - Village Specific Plan EIR, Del Mar, CA
 - Sharp Ocean View Tower Project EIR, Chula Vista, CA
 - Administration Record for the Ocotillo Sol Project, Imperial County
 - Naval Base Point Loma and Naval Base San Diego Integrated Natural Resource Management Plans (INRMP) and NEPA EAs, CA
 - Multiple Species Habitat Conservation Plan (MSHCP), Clark County, NV
 - Desert Tortoise Pre-Construction Clearance Survey Chocolate Mountains Aerial Gunnery Range, California (Marine Corps Air Station Yuma, Arizona)
 - Draft Non-native and Invasive Species Survey Report and Management Plan for Nellis Air Force Base/Nevada Test and Training Range
 - Natural Resources Field Verification and Biological Survey Report Supporting the Construction of a Fitness Center at Beale Air Force Base, CA
 - Eagle Mountain Landfill EIS/EIR, Riverside, CA
 - Joint EIR/EIS for the Secondary Treatment System for the City of San Diego Clean Water Program, San Diego, CA
 - Sunrise Powerlink HMMP Implementation, San Diego and Imperial Counties, CA
 - Balboa Park Plaza de Panama EIR, San Diego, CA
 - Lilac Hills Ranch EIR, San Diego, CA
 - Castlerock Residential Environmental Impact Report, San Diego, CA
 - Otay Mesa Community Plan Update Program EIR, San Diego, CA
 - Crescent Heights and Sunset Pointe EIR, San Diego, CA
 - Downtown El Cajon Specific Plan EIR, El Cajon, CA
 - Meadowood Specific Plan EIR, San Diego, CA
 - Hazard Center Redevelopment EIR, San Diego, CA
 - UCSD Hillel Center for Jewish Life EIR, San Diego, CA
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